

MINUTES
MANSFIELD PLANNING AND ZONING COMMISSION
Regular Meeting
Tuesday, January 20, 2015
Council Chamber, Audrey P. Beck Municipal Building

Members present: J. Goodwin (Chairman), B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask,
K. Rawn, B. Ryan
Members absent: P. Plante
Alternates present: P. Aho V. Ward, S. Westa
Staff Present: Linda Painter, Director of Planning and Development
Curt Hirsch, Zoning Agent

Chairman Goodwin called the meeting to order at 7:35 p.m., appointing alternate V. Ward and to act in P. Plante's absence.

Minutes:

- a. 12-15-14 Meeting Minutes –B. Ryan MOVED and R. Hall seconded, to approve the 12-15-2014 meeting minutes as written. B. Pociask noted that he listened to the audio of the meeting. MOTION PASSED UNANIMOUSLY.
- b. 1-05-15 Meeting Minutes- B. Ryan MOVED and K. Rawn seconded, to approve the 1-05-2015 meeting minutes as written. MOTION PASSED with all in favor, except B. Chandy who was disqualified.

Zoning Agents Report:

There were no questions or comments on the Zoning Agent's monthly report.

Public Hearings:

Scenic Road Alteration, 140 Codfish Falls, S. Guyette, PZC File #1010-1- Chairman Goodwin opened the Public Hearing at 7:38 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan and alternates P. Aho, V. Ward, S. Westa; V. Ward was seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 1/6/15 and 1/14/15 and noted a 1/15/15 memo from Linda Painter.

Ed Pelletier of Datum Engineering, appeared on behalf of the applicant. He described the plan to remove two trees and move back a fence and decorative stone wall along Codfish Falls Road.

J. Goodwin noted that there was no public comment.

K. Holt MOVED and B. Pociask seconded to close the Public Hearing at 7:41 p.m. MOTION PASSED UNANIMOUSLY.

Old Business:

a. New Subdivision Application, 140 Codfish Falls Road, S. Guyette, PZC File 1329 -

Commission members discussed the need for a conservation easement and the enforcement options of the note on the plan requiring an open space dedication if the property is sold to someone outside the Guyette family. The Director of Planning will consult with the Town Attorney for an opinion as to whether the payment of any consideration by one family member to another would take this property out of the statute and provide the Commission with authority to require an open space dedication, and if not, what enforcement provisions could be incorporated into the map note to provide greater protection. A second issue was discussed that staff will look into: siting of houses outside of the Building Area Envelope in order to protect the vernal pool. The applicant did consent to the establishment of a conservation easement

along Codfish Falls Road. Discussion of all the issues will be continued at the 2-2-2015 meeting.

Public Hearings:

Re-Subdivision Application, 101 East Road, C & L Niarhakos, PZC File #293-2 - Chairman Goodwin opened the Public Hearing at 8:18 p.m. Members present were J. Goodwin, B. Chandy, R. Hall, K. Holt, G. Lewis, B. Pociask, K. Rawn, B. Ryan and alternates P. Aho, V. Ward, S. Westa; V. Ward was seated. Linda Painter, Director of Planning and Development, read the legal notice as it appeared in the Chronicle on 1/6/15 and 1/14/15, and noted a 1/15/15 memo from Linda Painter, 1/14/15 and 1/17/15 memos from Derek Dilaj, a 1/14/15 memo from Jeff Polhemus, a 12/2/14 letter from Troy Quick, a 11/17/14 memo from Edward Pelletier, the 1/5/15 minutes of the Conservation Commission, a 1/8/15 memo from Gerald Hardisty, a 11/25/14 letter from Mary Harper (with attachments), a 4/17/14 memo from Robert Thorson, a 4/25/14 letter from Donald Aubrey, a 3/13/14 soil test from Geoffrey Havens, a 1/15/15 email from Liz Vitulla, an undated letter from George and Jean Norman, and a 1/20/15 letter from Jean Phillips.

K. Holt MOVED and R. Hall seconded to continue the Public Hearing to 02-17-2015. MOTION PASSED UNANIMOUSLY.

Old Business:

b. Re-Subdivision Application, 101 East Road, C. & L. Niarhakos, PZC File #293-2;

Item tabled pending 2-17-2015 continued public hearing.

c. Proposed Tenant Signage, 1659 Storrs Road, OMS Development LLC., PZC File #1319

Zoning Agent Curt Hirsch and Applicant Bill Gavigan, Jr., responded to Commissioners' questions regarding the number, use and location of the proposed signs. After much discussion, G. Lewis MOVED and K. Holt seconded to approve the proposed signage for 1659 Storrs Road submitted by Poyant Signs, dated 1/13/15, as required by the special permit approval granted to OMS Development, with the following conditions:

1. There is no authorization for an additional tenant to occupy the site. Signage for Pizza Mike's shall not be authorized until the Commission has approved a modification to the special permit;
2. Further details on materials and landscaping for the monument sign shall be submitted to the Planning Office for review and approval prior to the construction of this sign;
3. During the construction of the monument sign, the gasoline pricing sign shall be removed;
4. Per Article X.C.11 of the zoning regulations, signs shall be lighted only during the hours open for business or until 11:00 p.m., whichever is later.

MOTION FAILED with B. Chandy, K. Holt, G. Lewis and B. Ryan in favor, all others opposed.

K. Rawn MOVED and V. Ward seconded to approve the previous motion with the addition of a new condition (5): This approval does not authorize the Dunkin Donuts sign proposed on the south façade of the building (Route 44) as depicted on Sheet 7a.1.

MOTION PASSED with all in favor except G. Lewis and B. Ryan who voted in opposition.

d. Draft UConn Campus Master Plan

Commission members reviewed the wording of the proposed correspondence to the University of Connecticut regarding the Draft Campus Master Plan. By consensus, members agreed to add the following wording to the beginning of the paragraph regarding the Hockey Arena, "We understand the need for a year round ice center; however, the Town..." and to eliminate the last sentence of that paragraph.

K. Holt MOVED and B. Ryan seconded to authorize the Chair to edit the draft letter and to include agreed upon changes to the Hockey Arena section (page 3) and to forward said letter to the Town Council.
MOTION PASSED UNANIMOUSLY.

New Business:

a. Request for Modification, Whispering Glen, 73 Meadowbrook Road, Uniglobe Investment LLC, PZC File #1284-2

Linda Painter, Director of Planning and Development, reported that this modification to a special permit was received on 1-14-2014 and will be reviewed by staff for the 2-2-2015 meeting.

Mansfield Tomorrow:

a. Public Hearing Scheduled for Monday, March 2, 2015 at 7:00 p.m.

Director of Planning and Development Linda Painter will provide the Commission with a summary of the comments received at the informational sessions. She will also remind informational session participants that these meetings are not public hearings, and that if residents wish to make public statements, they must attend the public hearing to be held on 3-2-2015.

Reports from Officers and Committees:

a. Chairman's Report - No comments offered

b. Regional Planning Commission – S. Westa reported CROG is working on an analysis of trends in walking and biking as a means of transportation.

c. Regulatory Review Committee – Members are currently meeting as part of the Zoning Focus Group.

d. Subcommittee on Infrastructure – Heading to be removed from agenda.

e. Planning and Development Director's Report – L. Painter reported a consultant has been identified for the Corridor Study.

Communications and Bills:

Noted.

Adjournment:

The meeting was adjourned at 9:09 p.m. by the Chairman.

Respectfully submitted,

Katherine Holt, Secretary